



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 21:44:32  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660022096 <b>Parcel ID</b> 000000-00-0-00426-006-0010 <b>Cadastral ID</b> 26-21-14-05180 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 4 <b>Tax Area</b> 3 - OWASSO RURAL/NO FIRE <b>Name ID</b> 326949 LEHMAN, WAYNE R & LOUISE N LEHMAN-RAMOS  7607 N 173RD E AVE OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 07607 N 173RD E AVE <b>Subdivision</b> LA STRANGE ACRES 2ND AMD <b>Lot/Block</b> 0010 / 0006 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 26 / 21 / 14 / 5 <b>Neighborhood</b> 1056 - R-V04-SW OWASSO <b>School District</b> S021 - OWASSO SCHOOLS																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.26507136 -95.78207921																																																																																																																									
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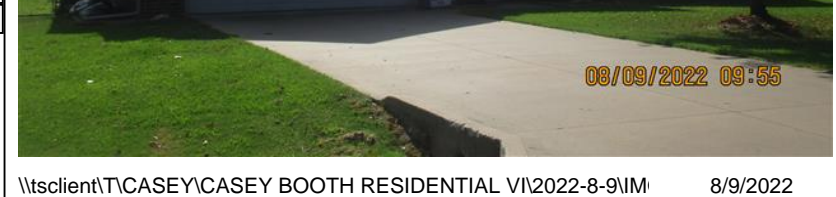
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Lot Data	Square-Foot - NBHD 1056 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 1 <b>Non-Ag Acres</b> 0.4127 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 17,975.00 x 3.00 = 53,925 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 53,925		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	2 - Fair
<b>Architecture</b>	
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	80% Veneer, Masonry 20% Frame, Siding, Wood
<b>Base/Total Area</b>	1,682 / 1,682
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	1,682
<b>Fixture/RghIn</b>	11 /
<b>Bed/F/H Bath</b>	3 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	440 Attached Garage - Unfinished 2 Stalls
<b>Remodel</b>	
<b>Year/Eff Age</b>	2003 / 17



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Cost Approach		Manual : 01/2025	
<b>Base Cost</b>	95.17	<b>Total Misc Impr</b>	+ 4,134
<b>Roofing Adj</b>	+ 3.97	<b>Garage Cost</b>	+ 10,613
<b>Subfloor Adj</b>	+ 0.00	<b>Total RCN</b>	= 211,457
<b>Heat/Cool Adj</b>	+ 10.30	<b>Depreciation ( 23%)</b>	- 48,635
<b>Plumbing Adj</b>	+ 7.51	<b>Lump Sums</b>	+ 0
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 162,822
<b>Adj Base Cost</b>	= 116.95	<b>Lot Value</b>	+ 53,925
<b>Total Area</b>	x 1,682	<b>Indicated Value</b>	= 216,747
<b>Adjusted Cost</b>	= 196,710	<b>Value Per SqFt</b>	128.86

GRM Approach	
<b>GRM Code</b>	
<b>Gross Rent</b>	0.00
<b>Indicated Value</b>	

Multiple Regression			
<b>MRA Code</b>	1	Test	
<b>Adusted R</b>	0.8445		
<b>Indicated Value</b>	174,183	103.56	Per SqFt

Direct Comparables	
<b>Selection Model</b>	A Adam Test
<b>Adjustment Model</b>	1 2022 Residential
<b>Comparables</b>	1
<b>Indicated Value</b>	170,270 Per SqFt

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	162,822		
<b>Lot Value</b>	53,925		
<b>Indicated Value</b>	216,747	128.86	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>			
<b>Total Value</b>	216,747	128.86	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
PRCH	SLAB PORCH - COVERED	53864	11x10		110	20.95	2,305
PRCH	SLAB PORCH - COVERED	53865	87		87	21.02	1,829



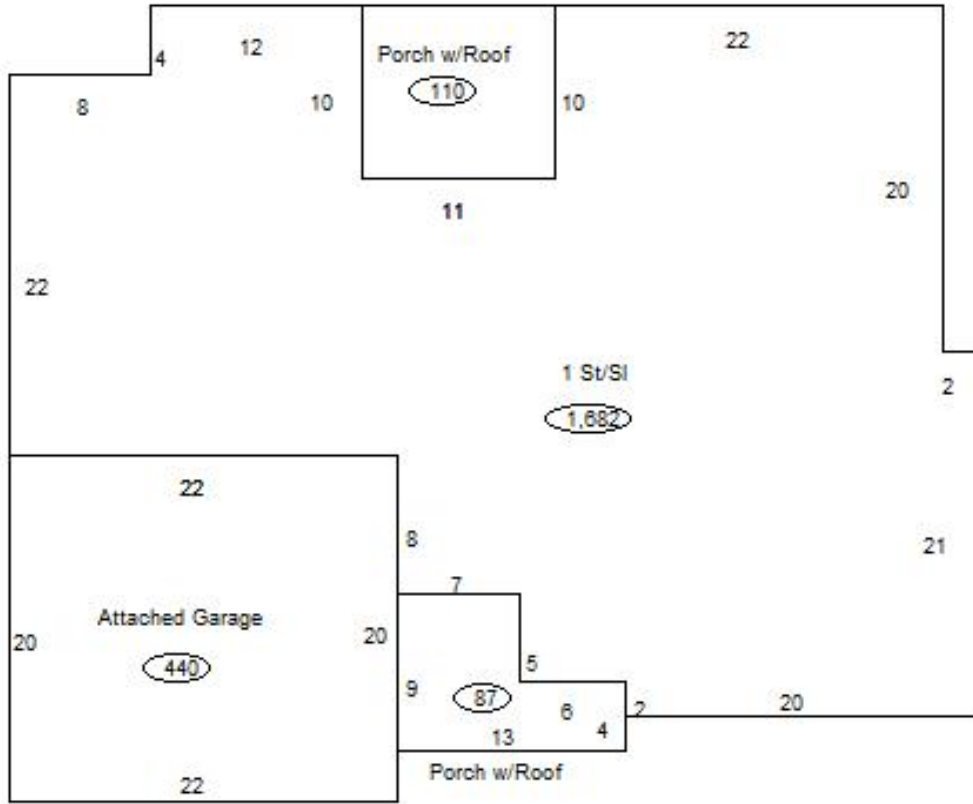
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Sketch Image

660022096



**Sketch Vector Information**

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,682	1.000	1,682
2	G	1		13	Attached Garage	440	1.000	440
3	M	PRCH		13	SLBC	110	1.000	110
4	M	PRCH		13	SLBC	87	1.000	87
<b>Total Building Area</b>						1,682		1,682